

**** Electronically Recorded Document ****

**Kent County
Eugenia Thornton
Recorder of Deeds
Dover, DE 19901**

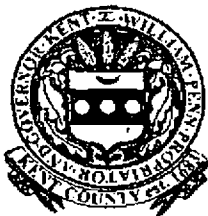
Instrument Number: 2024-505433	Parties:
Recorded As: EREC-MISCELLANEOUS W	Direct- MEADOWS OF CHESTNUT RIDGE MAINTENANCE CORPORARION
Recorded On: December 13, 2024	Indirect- MEADOWS OF CHESTNUT RIDGE
Recorded At: 09:40:22 am	Receipt Number: 505710
Number of Pages: 10	Processed By: Vanessa Fulkerson
Book-VI/Pg: Bk-RE VI-13333 Pg-199	
Total Rec Fee(s): \$173.00	

**** Examined and Charged as Follows ****

ERec-M	\$ 126.00	Marginal Notation	\$ 7.00	Non Conforming Attach	\$ 40.00
		Tax Amount	Consid Amt	RS#/CS#	

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Kent County,

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****



Eugenia Thornton

Tax Parcel No.: See Attached

Prepared by and Return to:
The Meadows of Chestnut Ridge Maintenance Corporation
c/o HPS Management of Delaware, LLC
17298 Coastal Highway Unit 1
Lewes, DE 19958

**SECOND AMENDMENT TO
DECLARATION OF RESTRICTIVE COVENANTS APPLICABLE TO
THE MEADOWS OF CHESTNUT RIDGE**

WHEREAS, the Declaration of Restrictive Covenants Applicable to The Meadows of Chestnut Ridge, was recorded in the Office of the Recorder of Deeds in and for Kent County, State of Delaware (the "Recorder's Office"), on February 9, 2006, in Deed Book 2724, Page 34 *et seq.*, and subsequently amended by First Amendment to Declaration of Restrictive Covenants Applicable to The Meadows of Chestnut Ridge, recorded July 7, 2009, in the Recorder's Office, in Deed Book 5045, Page 1 *et seq.* (together, the "Declaration");

WHEREAS, paragraph 23 of the Declaration provides, *inter alia*, the Declaration may be amended with the written consent executed by the owners of seventy-five percent (75%) of the lots contained in The Meadows of Chestnut Ridge;

WHEREAS, owners of no less than seventy-five percent (75%) of the lots in The Meadows of Chestnut Ridge affirmed and consent to amend the Declaration as hereinafter set forth;

WHEREAS, the amendment has been proposed and approved in accordance with the terms and conditions of the Declaration and affirmed in the Certification attached hereto as Exhibit "A", by and through the Association's undersigned officers, who caused this instrument to be signed and recorded among the aforesaid land records to amend the Declaration as set forth below; and

NOW, THEREFORE the Declaration is hereby amended as follows:

1. Paragraph 6 is hereby amended by striking the first sentence thereof and replacing it with the following:

"Except as otherwise provided in this Declaration, no structure or addition thereto may be erected on any lot unless it fully complies with the minimum front, side and rear yard setbacks as depicted on the Plot plan, as the same may be amended from time to time."

2. Paragraph 7A is struck in its entirety and replaced with the following:

"A. No lot may contain more than one utility storage shed. Such shed shall be used exclusively by the owners or occupants of the Lot on which the shed is located. In any

event, no such shed shall be constructed or maintained upon any Lot until plans for design, color, and exact location of the same have been approved by the Architectural Review Committee. The following standards shall apply with respect to the approval of one shed on each Lot.

(i) Location for all Lots, the shed must be placed in the backyard of the property. It shall be set back a minimum of 5 (five) feet from side and rear property lines, 5 (five) feet a dwelling and 10 (ten) feet from septic equipment. An accessory structure shall not be permitted forward of the front wall of the dwelling unless such placement allows for at least 100 feet between the proposed accessory structure and the front property line.

(ii) Size.

- a. The outside foot print of the Shed shall be either square or rectangular and shall be no less than sixty-four (64) square feet or no more than one hundred twenty (120) square feet.
- b. The outside depth of the Shed shall be no longer than twelve (12) feet.
- c. The maximum height of the Shed shall be ten feet, six inches (10' - 6") to a ridge which shall be part of an "A" frame roof design.

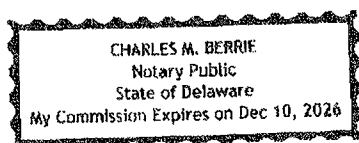
(iii) Materials And Construction.

- a. The roof of the Shed shall have an "A" frame roof design with asphalt shingles that match the type and color of the roof of the home on the Lot.
- b. The Shed shall be finished on all four sides with vinyl siding which matches or is the same as the vinyl siding of the home on the Lot both in style and in color.
- c. The color of all trim on the Shed shall match the color of the outside trim on the home on the lot. The color of the door of the Shed shall match the color of the siding of the shed.
- d. All sheds must be of frame construction. No sheds shall be constructed from metal, aluminum, steel, etc.
- e. The Shed shall only have one door for ingress and egress which must be on the front of the Shed. The front of the Shed shall face the rear of the home. The Shed may contain but need not contain a maximum of two (2) windows. Each such window, if installed, must be two (2) square feet in size.
- f. The Shed must be erected on a firm foundation base so as to maintain the Shed in a level position.

STATE OF DELAWARE :
: ss.
COUNTY OF KENT :

On this 7 of December, A.D. 2024, before me, a Notary Public for the State and County aforesaid, personally appeared Danielle Evans, Secretary of The Meadows of Chestnut Ridge Maintenance Corporation, party to this Amendment, known to me personally to be such, and they acknowledged this Amendment to be their act and deed and the act and deed of such Association.

GIVEN under my hand and seal of office, on the date aforesaid.



Charles M. Berrie
NOTARY PUBLIC

My Commission Expires: 12/10/2026

EXHIBIT "A"

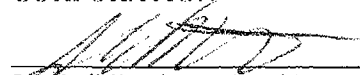
CERTIFICATION BY THE MEADOWS OF CHESTNUT RIDGE MAINTENANCE CORPORATION, PERTAINING TO THE ADOPTION OF SECOND AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS APPLICABLE TO THE MEADOWS OF CHESTNUT RIDGE


THE MEADOWS OF CHESTNUT RIDGE MAINTENANCE CORPORATION (the "Association"), by and through its President, does hereby make this **CERTIFICATION**, which is made and kept in the regular course of business of the Board of Directors (the "Board"), as a regular practice of the Board to make this Certification, and as a regularly maintained business record, to certify that an amendment to the Declaration of Restrictive Covenants Applicable to The Meadows of Chestnut Ridge, recorded in the Office of the Recorder of Deeds in and for Kent County, State of Delaware, on February 9, 2006, in Deed Book 2724, Page 34 *et seq.*, as amended (the "Declaration"), has been approved by owners of no less than seventy-five percent (75%) of the lots in The Meadows of Chestnut Ridge.

I, Jodi Toothman, President of the Association hereby certify that the Declaration has been amended pursuant to a vote of owners of no less than seventy-five percent (75%) of the lots in The Meadows of Chestnut Ridge. Paragraph 23 of the Declaration provides, *inter alia*, the Declaration may be amended with the written consent executed by the owners of seventy-five percent (75%) of the lots contained in The Meadows of Chestnut Ridge. Owners of no less than seventy-five percent (75%) of the lots in The Meadows of Chestnut Ridge affirmed and consent to the amendment.

IN WITNESS THEREOF, the Association has caused these presents to be signed and sealed by its President and attested by its Secretary on this 7 day of December A.D. 2024.

THE MEADOWS OF CHESTNUT RIDGE MAINTENANCE CORPORATION

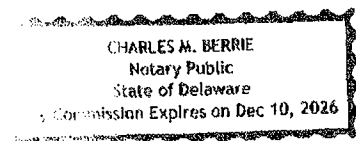

By: Jodi Toothman, President

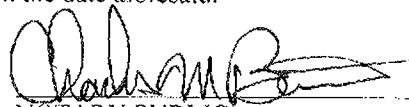

Attest: Danielle Evans, Secretary

STATE OF DELAWARE :
: ss.
COUNTY OF KENT :

On this 7th of December, A.D. 2024, before me, a Notary Public for the State and County aforesaid, personally appeared Jodi Toothman, President of The Meadows of Chestnut Ridge Maintenance Corporation, party to this Amendment. known to me personally to be such, and they acknowledged this Amendment to be their act and deed and the act and deed of such Association.

GIVEN under my hand and seal of office, on the date aforesaid.



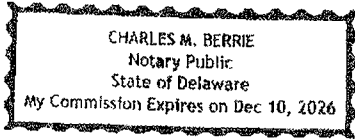

NOTARY PUBLIC

My Commission Expires: 12/10/2026

STATE OF DELAWARE :
: ss.
COUNTY OF KENT :

On this 7th of December, A.D. 2024, before me, a Notary Public for the State and County aforesaid, personally appeared Danielle Evans, Secretary of The Meadows of Chestnut Ridge Maintenance Corporation, party to this Amendment, known to me personally to be such, and they acknowledged this Amendment to be their act and deed and the act and deed of such Association.

GIVEN under my hand and seal of office, on the date aforesaid.



Charles M. Berrie
NOTARY PUBLIC

My Commission Expires: 12/10/2026

APPENDIX 1

TAX PARCEL NUMBERS

7-00-11203-05-0100-000	7-00-11203-05-2600-000	7-00-11203-05-5100-000
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